

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

804B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
December 12, 2013

SUBJECT: **GENERAL PLAN AMENDMENT NO. 1120** (GPA No. 1120) is a proposal to revise applicable sections within the General Plan to allow for streamline processing of "stand alone" General Plan Amendments (GPA), Change of Zones (CZ), and Lot Line Adjustments (LLA). – 1/1, 2/2, 3/3, and 5/5, [\$15,000.00].

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42566**, based on the findings and conclusions incorporated in the Planning Department staff report and the Initial Study and the conclusion that the project will not have a significant effect on the environment; and,
2. **TENTATIVELY APPROVE** **GENERAL PLAN AMENDMENT NO. 1120**, based upon the findings contained in EA No. 42566, the findings and conclusions contained in the Planning Department staff report and the exhibits attached hereto, and pending final adoption of a resolution by the Board of Supervisors.

(continued on next page)

Initials:
JCP:lr

Juan C. Perez
TLMA Director/Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 15,000.00	\$ 0	\$ 15,000.00	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 15,000.00	\$ 0	\$ 15,000.00	\$ N/A	

SOURCE OF FUNDS: FY 13/14 Department Budget (NCC 100%)

Budget Adjustment: No

For Fiscal Year: 13/14

C.E.O. RECOMMENDATION:

APPROVE

BY:

Alex Gann

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: January 7, 2014
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: 2/26/13 item 15-1, 4/23/13
item 15-1, related 12/18/12 item 3.65

District: 1/1, 2/2,
3/3, and 5/5

Agenda Number:

16-2

FORM APPROVED COUNTY COUNSEL
BY:
Tiffany North
DATE: 12/17/13
Departmental Circulation

☐ A-30 ☐ Positions Added ☐ Change Order
☐ 4/5 Vote

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1120**

DATE: December 12, 2013

PAGE: 2 of 3

BACKGROUND:

Summary

GENERAL PLAN AMENDMENT NO. 1120 (GPA No. 1120) is a County Initiated Amendment per action taken by the Board of Supervisors in December 2012. The aforementioned amendment is necessary to revise applicable sections within the General Plan to allow for processing of "stand alone" General Plan Amendments (GPA), Change of Zones (CZ), and Lot Line Adjustments (LLA). The proposed action will facilitate compliance with the requirements of the County's Multi Species Habitat Conservation Plans, where the County is a permittee, for such stand alone applications. This is intended to streamline development applications. GPA No. 1120 implements Board of Supervisors Resolution No. 2013-111, which is attached to the Planning Department staff report with the accompanying background information and incorporated herein by reference.

The proposed textual amendments to the General Plan serve to reflect the intent of Board Resolution No. 2013-111. They are as follows:

- Changes to Table 1: Land Use Designations Summary in the notes section relating to the Conservation Habitat Land Use Designation in each of the affected Area Plans;
- Housing Element (Chapter 8), and Land Use Element (Chapter 3), Open Space Element (Chapter 5), Policies OS 17.1, 17.2, 17.3, 17.4, 17.5, and 18.1;
- Text changes to the Multipurpose Open Space Element-Multiple Species Habitat Conservation Plans and Environmentally Sensitive Lands section (pages OS-37 to OS-40);
- A change of text is proposed within the Temescal Canyon Area Plan-Land Use Concept section (page 17) and two text changes are proposed in the Land Use Element, Open Space section (pages LU-62 and LU-63).

All the above changes can be found as exhibits attached to the staff report.

Additionally, the adoption of the General Plan in 2003 included statements such as "proposed MSHCP" or "if the MSHCP is adopted," they will be modified to reflect adopted MSHCPs pursuant to this GPA.

On November 6, 2013, the Riverside County Planning Commission voted to recommend to the Board of Supervisors approval of this project (Vote 5-0). An update memo was prepared by staff and submitted to the Planning Commission including a letter from Dan Silver of Endangered Habitats League requesting modifications to the proposed language in GPA No. 1120 exhibits and replacement GPA No. 1120 exhibits including the modified text. The modified text, prepared and approved by staff, made clear that the adopted MSHCPs and related Riverside County policies continue to apply. The Planning Commission accepted the revised exhibits and incorporated them into their motion to recommend to the Board of Supervisors.

After the Planning Commission action, Dan Silver sent a follow up letter dated November 6, 2013 requesting one further change to the exhibits that was consistent with the Planning Commission's recommendations of November 6th and Board of Supervisors Resolution No. 2013-111. After consultation with County Counsel, staff made the requested change and has incorporated the final version of exhibits attached to this form 11. The final version of exhibits attached hereto and incorporated herein reflect the textual amendments to be made to the General Plan under GPA No. 1120.

Impact on Citizens and Businesses

The Board of Supervisor's action today will have no direct impact on citizens or businesses; however, this will impact applicants of stand alone General Plan Amendments, Change of Zones and Lot Line Adjustments as this will streamline the approval process.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1120**

DATE: December 12, 2013

PAGE: 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

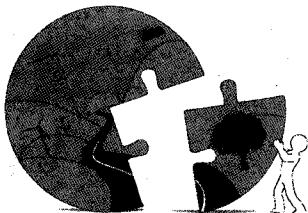
There are no additional funds being requested. The cost for this project is included in the FY 13/14 Department Budget approved by the Board of Supervisors.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **PLANNING COMMISSION STAFF REPORT**
- B. **MEMO TO PLANNING COMMISSION**
- C. **NOVEMBER 6, 2013 LETTER FROM DAN SILVER**
- D. **FINAL GPA NO. 1120 EXHIBITS**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: December 12, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GPA01120

(Charge your time to these case numbers)

804B

1/7/2014

The attached item(s) require the following action(s) by the Board of Supervisors:

- ☐ Place on Administrative Action (Receive & File; EOT)
☐ Labels provided If Set For Hearing
☐ 10 Day ☐ 20 Day ☐ 30 day

- ☒ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
☒ Publish in Newspaper:

- ☐ Place on Consent Calendar
☐ Place on Policy Calendar (Resolutions; Ordinances; PNC)
☐ Place on Section Initiation Proceeding (GPIP)

COUNTY WIDE - Press Enterprise and Desert Sun

- ☐ Negative Declaration
☒ 10 Day ☐ 20 Day ☐ 30 day
☐ Notify Property Owners (app/agencies/property owner labels provided)
Controversial: ☒ YES ☐ NO

Designate Newspaper used by Planning Department for Notice of Hearing:

COUNTY WIDE - Press Enterprise and Desert Sun

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

ATTACHMENT A

PLANNING COMMISSION **STAFF REPORT**

Agenda Item No.: 3.7
Area Plan: All Area Plans
Zoning: All Zoning Districts and Areas
Supervisory District: All Supervisory Districts
Planning Commission: November 6, 2013

GENERAL PLAN AMENDMENT NO. 1120
(Entitlement/Policy Amendment)
Environmental Assessment No. 42566
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

GENERAL PLAN AMENDMENT NO. 1120 (GPA No. 1120) is a County Initiated Amendment per action taken by the Board of Supervisors in December 2012. The aforementioned amendment is necessary to revise applicable sections within the General Plan to allow for processing of "stand alone" General Plan Amendments (GPA), Change of Zones (CZ), and Lot Line Adjustments (LLA). The proposed action will facilitate compliance with the requirements of the County's Multi Species Habitat Conservation Plans, where the County is a permittee, for such stand alone applications. This is intended to streamline development applications. GPA No. 1120 implements Board of Supervisors Resolution No. 2013-111, which is attached to this staff report with the accompanying background information.

The proposed textual amendments serve to reflect the intent of Board Resolution No. 2013-111. They are as follows:

- Changes to Table 1: Land Use Designations Summary in the notes section relating to the Conservation Habitat Land Use Designation in each of the affected Area Plans;
- Housing Element (Chapter 8), and Land Use Element (Chapter 3), Open Space Element, Chapter 5, Policies OS 17.1, 17.2, 17.3, 17.4, 17.5, and 18.1;
- Text changes to the Multipurpose Open Space Element-Multiple Species Habitat Conservation Plans and Environmentally Sensitive Lands section (pages OS-37 to OS-40);
- A change of text is proposed within the Temescal Canyon Area Plan-Land Use Concept section (page 17) and two text changes are proposed in the Land Use Element, Open Space section (pages LU-62 and LU-63).

All the above changes can be found as exhibits attached to the staff report.

Additionally, the adoption of the General Plan in 2003 included statements such as "proposed MSHCP" or "if the MSHCP is adopted," they will be modified to reflect adopted MSHCPs pursuant to this GPA.

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42566, based on the findings and conclusions incorporated in the staff report and the Initial Study; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1120, based upon the findings contained in EA No. 42566, the findings and conclusions contained in the staff report and pending final adoption of a resolution by the Board of Supervisors.

PLANNING COMMISSION'S ADOPTION OF RESOLUTION 2013-003 recommending adoption of General Plan No. 1120 based on the staff report and the findings and conclusions stated therein.

FINDINGS:

1. Riverside County embarked on a three-pronged regional planning effort that included a Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) as well as a comprehensive General Plan Update and a Community Environmental Transportation Corridor Acceptability Process all of which were running parallel to one another and were anticipated to be adopted at approximately within the same time frame.
2. Special circumstances or conditions have emerged that were unanticipated while preparing the 2003 General Plan because:
 - a. The WRC MSHCP was adopted shortly before the Riverside County General Plan.
 - b. The 2003 General Plan included language that only recognized the prospective adoption of the WRC-MSHCP and the Coachella Valley Multiple Species Habitat Conservation Plan.
 - c. Since the General Plan was adopted in 2003, and through processing amendments to the General Plan, it has been found that the language contained in the 2003 adopted General Plan does not provide adequate clarification with respect to "stand alone applications" under the auspices of the subsequently approved MSHCP's.
3. To provide clarity on this matter, the Board of Supervisors adopted Resolution No. 2013-111 that would provide further guidance concerning the implementation of the requirements of the WCR MSHCP.
4. GPA No. 1120 proposes that the previously unanticipated circumstance concerning implementation of the WRC MSHCP when a General Plan Amendment (GPA) a Zoning Ordinance Amendment (CZ) or a Lot Line Adjustment (LLA) lacks any development project proposal and is a "stand alone" application.
5. GPA No. 1120 does not involved a change in or conflict with either the Riverside County Vision, General Plan Appendix B or any Foundation Component for the following reasons:
 - a. The Riverside County Vision for Conservation and Open Space Resource System is to conserve a multi-purpose open space system that embodies the character and habitat of the County while conserving native habitats for plants and animals. GPA No. 1120 does not involve a change in or conflict with the Vision because it simply provides clarifying language that was previously lacking concerning "stand alone applications."
 - b. General Plan Appendix B identifies eight general planning principles, of which only the Environmental Protection Principle is relevant in light of the proposed action. GPA No. 1120 does not involve a change in or conflict with the aforementioned principal in that it does not affect environmentally sensitive community design, habitat preservation, community open space or multi-purpose open space. GPA No. 1120 simply provides clarifying language that was previously lacking concerning "stand alone applications."
 - c. GPA No. 1120 does not involve a change in or conflict with any Foundation Component designation because it does not propose to change and property designations in the general plan. Rather, GPA No. 1120 simply provides clarifying language that was previously lacking concerning "stand alone applications."
6. The purpose of the General Plan is to "manage the overall pattern of development more effectively." The proposed GPA No. 1120 is not detrimental to the achievement of the purposes of the General Plan, rather, it enhances the General Plan by providing the clear and focused direction required since the adoption of the WRC MSHCP and CV MSHCP.
7. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development.

CONCLUSIONS:

1. The proposed project is in conformance with the Entitlement/Policy Amendment Findings as stated in the Administrative Element of the General Plan.
 - a. The Riverside County Vision
 - b. Any General Plan Principle set for in Appendix B
 - c. Any Foundation Component designation in the General Plan.
2. The proposed amendment contributes to the purposes of the General Plan and is not detrimental to them.
3. Special circumstances have arisen which require the proposed GPA No. 1120 as outlined in the findings above.
4. The proposed project will not have a significant effect on the environment.

RESOLUTION 2013-003
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1120

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 6, 2013, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental documents prepared or relied on are sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 6, 2013, that it has reviewed and considered the environmental documents prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

CONSIDERATION of the environmental documents,

ADOPTION of General Plan Amendment No. 1120.

County of Riverside General Plan

Land Use Element



Table LU 4 Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.

It is also clear that the County's biological health and diversity is dependent upon the preservation of natural open spaces. The importance of this is clear in the following RCIP Vision statement:

"The multi-purpose open space system provides for multi-species habitat preservation rather than a piecemeal approach to single species. This enables the natural diversity of plants and animals to sustain themselves because of the critical relationships between them. Extensive land areas set aside for this purpose and they are linked by corridors of various designs to allow movement between habitat areas. In addition, the public's access to the open space system is significantly expanded for recreation purposes, enabling a variety of active and passive recreation pursuits. Trails provide a means of recreation in themselves, as well as access for less intensive recreation. Creative and effective means of acquiring open space have enabled establishment of this system so that private property rights are respected and acquisition costs are feasible. This system also provides an effective approach that has eliminated conflict over development activities because of the demonstrated commitment to permanently preserving critical open space resources."

Due to increasing growth pressures, there is danger that the quality and character of some open space areas may be diminished. The balance between accommodating future growth and preserving the quality of the County's open spaces is one of the most challenging and volatile issues in the County. There are a number of methods proposed to achieve this balance, including implementation of Riverside County's policies as they relate to adopted MSHCPs, the creation of community centers, the establishment of lot size minimums, and the clustering of residential units. The County of Riverside has a commitment to ensuring that open spaces remain an integral part of the County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statement:

"Designation of open spaces in the General Plan and Area plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated."

The Open Space General Plan Foundation Component is intended to accomplish this by identifying open space areas for the preservation of habitat, water and other natural resources, protection from natural hazards, provision of recreational areas, and the protection of scenic resources.

County of Riverside General Plan

Land Use Element

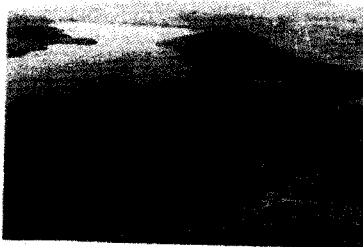


Natural open space areas within REMAP



For additional policies

related to these land uses, please see
the **Multipurpose Open Space
Element**.



Diamond Valley Lake



Neighborhood park

Open Space Area Plan Land Use Designations

As shown on the Land Use Designation Key (Figure LU-5), the Open Space General Plan designation consists of six area plan land use designations: Open Space-Conservation, Open Space-Conservation Habitat, Open Space-Water, Open Space-Recreation, Open Space-Rural, and Open Space-Mineral Resources.

Open Space-Conservation (OS-C) - The Open Space-Conservation land use designation is applied to land designated for preservation of non-MSHCP habitat lands, protection from natural hazards, and preservation of scenic and other natural resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. Actual building or structure size, siting, and design will be determined on a case by case basis.

Open Space-Conservation Habitat (OS-CH) - The Open Space-Conservation Habitat land use designation applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted MSHCP=s. Ancillary structures or uses may be permitted for the purpose of preserving or enjoying open space. Actual building or structure size, siting, and design will be determined on a case by case basis.

Open Space-Water (OS-W) - Open Space-Water designated areas include bodies of water and major floodplains and natural drainage corridors. Ancillary structures or uses may be permitted for flood control or recreational purposes. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that does not result in increased flooding hazards and that is consistent with maintenance of long-term habitat and riparian values.

Policies:

The following policies apply to properties designated either as Open Space-Conservation, Open Space-Conservation Habitat, or Open Space-Water on the area plan land use maps.

- LU 20.1 Require that structures be designed to maintain the environmental character in which they are located. (AI 3)
- LU 20.2 Cooperate with the California Department of Fish and Game (CDFG), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)

Open Space-Recreation (OS-R) - The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary



Preservation

The RCIP Vision directs that,

The RCIP Vision directs that, *APreserved multi-purpose open space is viewed as a critical part of the County=s system of public facilities and services required to improve the existing quality of life and accommodate new development. Strategies and incentives for voluntary preservation on private land are an integral part of the County=s policy/regulatory system and are referred to nationwide as model approaches. @*

The following set of policies seeks to preserve natural resources that are sensitive, rare, threatened, endangered and irreplaceable. These resources deserve special protection in order to ensure their continued viability and to improve the quality of life for citizens of Riverside County. Open space preservation can serve many purposes, including the preservation and enhancement of environmental resources for both ecological and recreational purposes, as well as the proper management of environmental hazards.

MULTIPLE SPECIES HABITAT CONSERVATION PLANS



HCP-Habitat Conservation Plan
NEPA-National Environmental Policy Act
NCCP-Natural Communities Conservation Plan
CEQA-California Environmental Quality Act
CESA-California Endangered Species Act
FESA-Federal Endangered Species Act

As urbanization has spread into Riverside County, community development has not only involved the local land use planning process, but coordination with state and federal wildlife agencies in order to obtain "take permits" for impacts to threatened and endangered species. The United States Fish and Wildlife Service and California Department of Fish and Game, hereafter "Wildlife Agencies", have authority to regulate the "take" of threatened and endangered species. The process of issuing "take permits," however, has resulted in costly delays for development interests in addition to the assemblage of piecemeal reserve systems addressing only the needs of single species. Mitigation lands have been preserved, but these have generally been small, unconnected habitat areas in which it is more difficult to sustain wildlife mobility, genetic flow, or ecosystem health. Instead, large interconnected natural areas are preferred in order to assure that the County's entire ecosystem has the potential to remain healthy.

To address the issues of wildlife health and sustainability, the County has participated in or directed the development of two Multiple Species Habitat Conservation Plans (MSHCP's). These ~~proposed~~ MSHCP's are stake-holder driven, comprehensive, and multi-jurisdictional, and focus on the conservation of both species and associated habitats, in order to address biological and ecological diversity conservation needs and provide mitigation for the impacts of development in Riverside County. These plans are two of several large multi jurisdictional habitat planning efforts within southern California which have been developed under the overall goal of maintaining biological diversity within a rapidly urbanizing region. The Western Riverside County MSHCP has been

adopted by the County and, ~~as of October 7, 2003, awaits approval~~ approved by other jurisdictions and the Wildlife Agencies. The Coachella Valley Association of Governments MSHCP ~~is under preparation~~ *has also been adopted and received its final permit from the U.S. Fish and Wildlife Service on October 1, 2008.*

The ~~proposed~~ MSHCPs ~~will~~ allows the County and other local jurisdictions the ability to manage local land use decisions and maintain economic development flexibility, while providing a coordinated reserve system and implementation program that will facilitate the preservation of biological diversity as well as maintain the region's quality of life. ~~Should these MSHCP's not be adopted, it will be necessary to assess development related impacts and develop associated mitigation measures on a project by project basis.~~

Coachella Valley Association of Governments MSHCP Program Description

The Coachella Valley Association of Governments (CVAG) ~~is preparing~~ has prepared, on behalf of its member agencies, a ~~proposed~~ Multiple Species Habitat Conservation Plan that ~~is intended to~~ covers ~~28~~ 27 species of plants and animals in the Coachella Valley. Currently, this plan proposes to conserve between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/development standards and an aggressive acquisition program, for a total conservation area of between 700,000 to 750,000 acres.

Relationship to Area Plans

The Pass, Eastern Coachella Valley, Western Coachella Valley and REMAP Area Plans ~~would be~~ are affected by the CVAG MSHCP, ~~if it is adopted~~. These area plans contain maps and general information about the ~~proposed~~ MSHCP. Consult the area plans for further information.

Western Riverside County MSHCP Program Description

The ~~proposed~~ Western Riverside County MSHCP encompasses approximately 1.26 million acres (approximately 1,997 square miles). This ~~proposed~~ MSHCP includes unincorporated and incorporated County land (excluding Indian land) west of the crest of the San Jacinto Mountains to the Orange County line. The plan is the largest HCP ever attempted and covers multiple species and multiple habitats within multiple jurisdictions. The ~~proposed~~ MSHCP covers a diverse landscape from urban cities to undeveloped foothills and montane forests. In addition to the presence of multiple habitats, the plan stretches across the Santa Ana Mountains, Riverside Lowlands, San Jacinto Foothills, San Jacinto Mountains, Aqua Tibia Mountains, Desert Transition and San Bernardino Mountain bio-regions.

This ~~proposed~~ MSHCP ~~is intended to~~ serves as a Habitat Conservation Plan pursuant to section 10(a)(1)(B) of the Federal Endangered Species Act of 1973, as well as a Natural Communities Conservation Plan under the NCCP Act of 1991. ~~If adopted, it will be~~ It is used to allow incidental "take" of plant and animal species identified within the ~~proposed~~ MSHCP. The purpose of the

☐ In western Riverside, a high density of rare species coincides with one of the most swiftly urbanizing areas of the country,

☐ B Scott Ferguson, Trust for Public Land
Senior Project Manager

~~proposed~~ MSHCP is for the Wildlife Agencies to grant "take authorization" for otherwise lawful actions that may incidentally take or harm individuals of a species outside of preserve areas, in exchange for supporting assembly of a coordinated reserve system. Conservation and management duties, as well as implementation assurances, will be provided by the County and other signatory agencies or jurisdictions identified as permittees through a corresponding Implementation Agreement.

A Stakeholder Driven Process

To complement the conservation and management responsibilities assigned to the County, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed for the ~~proposed~~ Western Riverside County MSHCP. The Habitat Evaluation and Acquisition Negotiation Process applies to property which maybe needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria. Under the ~~proposed~~ incentive-based MSHCP program, the County may obtain interests in property needed to implement the MSHCP over time. If it is determined that all or a portion of a property is needed for the MSHCP Reserve, various incentives or monetary compensation may be available to the property owner in exchange for the conveyance of property. Incentives are intended to provide a form of compensation to property owners who convey their property. As a property interest is obtained, it will become part of the MSHCP Reserve.

Relationship to Area Plans

Each area plan that is affected by the ~~proposed~~ Western Riverside County MSHCP contains maps that identify the areas potentially affected by the MSHCP, ~~if it is adopted~~, and identification of plant and animal species to be covered by the plan. Consult the area plans for further information.

Policies:

- OS 17.1 ~~Enforce the provisions of applicable~~ Implement Riverside County's policies as they relate to the adopted MSHCPs, ~~if adopted~~, when conducting review of development applications. (AI-10)
- OS 17.2 ~~Enforce the provisions of applicable~~ Implement Riverside County's policies as they relate to the adopted MSHCPs, ~~if adopted~~ when developing transportation or other infrastructure projects that have been designated as covered activities in the applicable MSHCP. AI-10)
- OS 17.3 ~~Enforce the provisions of applicable MSHCP's, if adopted when conducting review of possible general plan amendments and/or zoning changes. (AI-10)~~ Implement Riverside County's policies as they relate to the adopted MSHCPs when conducting review of possible general plan amendments and/or zoning changes, including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or



The Western Riverside

County MSHCP affects the following area plans:

- Eastvale
- Elsinore
- Harvest Valley/Winchester
- Highgrove
- Jurupa
- Lake Mathews/Woodcrest
- Lakeview/Nuevo
- Mead Valley
- Reche Canyon/Badlands
- REMAP
- San Jacinto Valley
- Southwest (SWAP)
- Sun City/Menifee Valley
- Temescal Canyon
- The Pass



County of Riverside General Plan

Multipurpose Open Space Element

associated with, an application to subdivide or other land use development application. Every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County."

~~OS 17.4 Require the preparation of biological reports in compliance with Riverside County Planning Department Biological Report Guidelines for development related uses that require discretionary approval to assess the impacts of such development and provide mitigation for impacts to biological resources until such time as the CVAG MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.~~

~~OS 17.5 Establish baseline ratios for mitigating the impacts of development related uses to rare, threatened and endangered species and their associated habitats to be used until such time as the CVAG MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.~~

ENVIRONMENTALLY SENSITIVE LANDS

The County's multipurpose open space system will be created and maintained using several different techniques, all related to preservation of significant environmental resources. By preserving multi-species habitat; by creating and maintaining active and passive parks, recreation areas and trail systems; by conserving natural and scenic resources; and avoiding natural hazard areas; a complete system of open space will be achieved that ensures the County's "remarkable environmental setting" remains intact for future generations of citizens to enjoy. This section identifies policies for the preservation of environmentally sensitive land within the County of Riverside, including, but not limited to, the land to be preserved through the MSHCPs.

Policies:

OS 18.1 Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable implementing Riverside County's policies as they relate to the adopted MSHCP's, if adopted. (AI 10)

OS 18.2 Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts. (AI 9)



Also refer to the Open

Space, Habitat and Natural Resource Protection policies in the Land Use Element and the policies in the Safety Element that seek to preserve environmentally sensitive lands subject to natural hazards.



Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Temescal Canyon area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Temescal Canyon Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 30 Area Plan land use designations and five overlays. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Proposed categories represent a full spectrum of uses that relate the natural characteristics of the land and economic potential to a range of permitted uses. Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County; the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning, and the oral and written testimony of County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Temescal Canyon Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

LAND USE CONCEPT

Strategies of local job creation, coupled with improvements to the transportation system, allow County residents to have access to a wide range of job opportunities within reasonable commute times.

Open Space Foundation Component land uses comprise the majority of the unincorporated planning area in this Area Plan. The Cleveland National Forest and Prado Basin account for much of this acreage. This emphasizes the importance of the remaining limited land area to house and employ the existing population, to accommodate the growth pressures in western Riverside County, to respect local interests, as well as observe hazard and circulation constraints.

The land use plan focuses on preserving the integrity of existing communities and preserving irreplaceable open space resources, while recognizing this area=s

County of Riverside General Plan

Temescal Canyon Area Plan



transition to urban uses by stimulating targeted infill development as well as redevelopment projects. The land use plan also focuses on achieving a more

balanced relationship between workers and jobs, to offer options to the prevailing extended commute patterns to coastal job centers.

The Cleveland National Forest, as a priceless, natural open space resource area is generally treated as a permanent open space preserve, with the exception of a few large-lot residential areas reflecting current uses or approved development, or private ownership. The Prado Basin will remain a significant habitat area and critical piece of the Santa Ana River Watershed, with its numerous critical functions in support of development within four counties.

Land use designations and policies maintain the general suburban character of Coronita and Home Gardens and the rural community character of El Cerrito.



For more information on
Community Center types, please refer
to the Land Use Policies within this
area plan and the Land Use
Designations section of the General
Plan Land Use Element.

The Interstate 15 corridor represents the greatest opportunity for community development while achieving the RCIP Vision. Residential and employment uses will continue to be focused within this corridor through the extensiveBthough not exclusiveBuse of specific plans. Preserving the Temescal Wash, implementing Riverside County's policies as they relate to the MSHCP, enhancing local and regional traffic conditions along Interstate 15, and achieving a satisfactory interface with mineral extraction operations are of utmost importance in the guidance for this strategic area.

The Community Center designation at Temescal Canyon Road and Interstate 15 will provide a focused area for the development of a Job Center comprised of non-residential, employment-generating land uses.



County of Riverside General Plan

Housing Element 2006 - 2014

subsidy provided by the County remains the Fast Track Authority in which processing time and fees are subsidized and in some cases exempted for the projects in question.

Table H - 42

Land Use Designations Summary

Table H-42 Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR)	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	1/2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.

County of Riverside General Plan

Desert Center Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Rural Community		
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Rural Community		
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Community Development		
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
Open Space	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
Community Development	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
Community Development	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
Community Development	High Density	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes,

County of Riverside General Plan

Elsinore Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

County of Riverside General Plan

Jurupa Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Rural Community		
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

County of Riverside General Plan

Harvest Valley/Winchester Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

County of Riverside General Plan

Highgrove Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Rural Community		
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Community Development		
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.



County of Riverside General Plan

Lake Mathews/Woodcrest Area Plan

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
Open Space	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
Community Development	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
Community Development	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
Community Development	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes,



County of Riverside General Plan

Mead Valley Area Plan

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Rural Community		
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Community Development		
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

County of Riverside General Plan

The Pass Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Rural Community		
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance <u>with Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

County of Riverside General Plan

Palo Verde Valley Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

County of Riverside General Plan

Riverside Extended Mountain Area Plan (REMAP)



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

County of Riverside General Plan

Sun City/Menifee Valley Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Community	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
Open Space	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
Community Development	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
Community Development	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
Community Development	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
Open Space	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
Community Development	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

County of Riverside General Plan

Western Coachella Valley Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with <u>Riverside County's policies as they relate to</u> adopted Multi Species Habitat and other Conservation Plans.
Open Space	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
Community Development	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
Community Development	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
Community Development	High Density	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard

212B

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 11, 2013

SUBJECT: RESOLUTION NO. 2013-111 ESTABLISHING ADDITIONAL GUIDANCE AND PROCEDURES FOR THE IMPLEMENTATION OF THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN AND GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GENERAL PLAN AMENDMENT NO. 1120 CONCERNING SAME- Applicant: County of Riverside – First/First, Second/Second, Third/Third, and Fifth/Fifth Supervisorial Districts – The boundary of the project is consistent with the boundary of the Western Riverside County Multi-species Habitat Conservation Plan (MSHCP).

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors:

1. Adopt Resolution No. 2013-111 establishing additional guidance and procedures for the implementation of the Western Riverside County Multiple Species Habitat Conservation Plan (superseding and amending Resolution No. 2012-254 in its entirety); and
2. Adopt an order initiating the above referenced General Plan Amendment (GPA) No. 1120 based on the attached report.

BACKGROUND: This GPIP for GPA No. 1120 was continued from February 26, 2013 to April 23, 2013, at the request of Planning Staff to afford County Counsel and Planning Staff an opportunity to evaluate a memorandum sent from Dave Jeffers, representing a number of GPIP applicants, to Dr. Dan Silver, representing the Endangered Habitats League (EHL) concerning implementing processes. Planning Staff and County Counsel have also met with Laurie Correa – RCA Staff, Larry Markham – representing property owners, and Dr. Dan Silver – EHL, to discuss GPA No. 1120 and to address comments made in writing, as well as orally at the

Carolyn Syms Luna
Carolyn Syms Luna, Planning Director

Initials:
CSL

(Continued on Next Page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: April 23, 2013
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref. 2/26/13 Item 15-1;
Related 12/18/12 Item 3.65.
District: 1/1, 2/2, 3/3, 5/5
Agenda Number:

15-1

REVIEWED BY EXECUTIVE OFFICE

FORM APPROVED COUNTY COUNSEL

☒ Policy

☐ Consent

Dept's Recomm.:

DATE 4/15/13 TMB

DATE 4/11/13

BY: KARIN L. WATTS-BAZAN

☒ Policy

☐ Consent

Per Exec. Ofc.:

Tina Grande

Departmental Concurrence

The Honorable Board of Supervisors

**Re: RESOLUTION NO. 2013-111 AND GENERAL PLAN INITIATION PROCEEDINGS (GPIP)
FOR GPA NO. 1120**

Page 2 of 3

Planning Commission. Based upon the above referenced meetings, changes to Resolution No. 2012-254 are necessary. Such changes are reflected in Resolution No. 2013-111 which supersedes and amends Resolution No. 2012-254 in its entirety.

HISTORY: On May 8, 2008, the Board of Supervisors amended Article I of Ordinance No. 348, which added the General Plan Initiation Procedures to the requirements for all General Plan Amendments. Preceding this action, many property owners submitted GPAs to the Planning Department under the eight year cycle review that began on January 2, 2008. Many of these applications were submitted without development proposals or land use applications to subsequently subdivide, grade or build on the property.

Specifically, a concentration of GPIPs in the Third Supervisorial District lacked development proposals or land use applications to subsequently subdivide, grade or build on the subject property and are commonly referred to as "stand alone" GPIPs/GPAs. In the five years since the GPIP process was adopted, it has been brought to our attention by project proponents that some of the General Plan provisions have proved to be problematic.

On December 18, 2012, the Board of Supervisors adopted Resolution No. 2012-254 which establishes and provides additional guidance and procedures for the implementation of the MSHCP, when a General Plan Amendment (GPA), a Zoning Ordinance Amendment (CZ), or a Lot Line Adjustment (LLA) lacks any development project proposal and is a "stand alone" application. Pursuant to the terms of Resolution No. 2012-254, it does not become effective until such time as this GPA, GPA No. 1120, becomes effective, if adopted. The Form 11 regarding Resolution No. 2012-254 directed Planning Staff to revise the applicable sections of the General Plan that require "stand alone" GPAs, CZs, and LLAs to comply with the requirements of the MSHCP in an effort to streamline development applications through a General Plan Amendment.

As mentioned above, this GPIP for GPA No. 1120 was continued from February 26, 2013 to April 23, 2013, at the request of Planning Staff to afford County Counsel and Planning Staff an opportunity to evaluate comments received by, and meet with, concerned property owners and other stakeholders regarding the guidance and procedures set forth in Resolution No. 2012-254. Based upon the outcome of those meetings and evaluations of comments received, it has been determined that clarification on the additional procedures for implementing the MSHCP is warranted and that Resolution No. 2012-254 should be superseded and amended in its entirety by Resolution No. 2013-111. Resolution No. 2013-111 clarifies the requirements for private and public stand alone applications located within the MSHCP Criteria Areas, as well as the requirements for private and public stand alone applications not located within the MSHCP Criteria Areas. As used in Resolution No. 2013-111, "stand alone application" means "an amendment to the County's General Plan or an amendment to the County's zoning ordinance that is not accompanied by, or associated with, an application to subdivide or other land use development application." A "stand alone application" also includes "the approval of a lot line adjustment." A "stand alone application" does not include a Specific Plan application.

Accordingly, the purpose of this County-initiated amendment, GPA No. 1120, is to identify the applicable sections of the County's General Plan and amend language that requires MSHCP compliance for "Stand Alone Applications."

The Honorable Board of Supervisors

Re: **RESOLUTION NO. 2013-111 AND GENERAL PLAN INITIATION PROCEEDINGS (GPIP)
FOR GPA NO. 1120**

Page 3 of 3

PROJECT DESCRIPTION AND LOCATION:

The project proposes to initiate General Plan Amendment proceedings for a County initiated General Plan Amendment (GPA) No. 1120. Pursuant to Ordinance No. 348, Article II, a proposed GPA must receive comments from the Planning Commission and then be initiated by the Board of Supervisors prior to commencement of the General Plan process. GPA No. 1120 was presented to the Planning Commission for comments on January 16, 2013. The Planning Commission's comments on GPA No. 1120 are included with the attached staff report. The proposed GPA will modify language within the County's General Plan that requires certain GPAs, CZs, and LLAs, further clarified as "stand alone applications", to comply with the Multiple Species Habitat Conservation Plan (MSHCP).

The General Plan incorporates compliance with the MSHCP. Specifically, Section 6 of the MSHCP requires that all discretionary projects located within a criteria cell unit must comply with the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process and other habitat conservation requirements.

Additionally, the MSHCP includes other requirements that must be complied with, including but not limited to the Protection of Riparian/Riverine Areas and Vernal Pools (Section 6.1.2); the requirements for the Protection of Narrow Endemic Plant Species (Section 6.1.3); the requirements for Urban/Wildlands Interface Guidelines (Section 6.1.4); and the imposition of conditions and/or mitigation measures that are necessary to ensure surveys are prepared for development projects (Section 6.3.2).

GPA No. 1120 will affect the Open Space Element and the following Area Plans within the Western Riverside County, Highgrove, Temescal Canyon, Lake Elsinore, Southwest, Lake Mathews/Woodcrest, Mead Valley, Sun City, Harvest Valley/Winchester, Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto, The Pass, and the REMAP.

1 **BOARD OF SUPERVISORS**

COUNTY OF RIVERSIDE

3 **RESOLUTION NO. 2013-111**

4 **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE**
5 **TO ESTABLISH ADDITIONAL GUIDANCE AND PROCEDURES FOR IMPLEMENTATION**
6 **OF THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN**
7 **(SUPERSEDING AND AMENDING RESOLUTION NO. 2012-254)**

8
9 WHEREAS, on December 18, 2012, the Board of Supervisors (Board) in a regularly scheduled meeting
10 adopted Resolution No. 2012-254 that established additional guidance and procedures for implementation of the
11 Western Riverside County Multiple Species Habitat Conservation Plan; and

12 WHEREAS, since the adoption of Resolution No. 2012-254 it has been determined that clarification on the
13 additional procedures for implementing the MSHCP was warranted; and

14 WHEREAS, the Planning Department and County Counsel recommend that Resolution No. 2012-254 be
15 superseded and amended in its entirety by this Resolution No. 2013-111 (Resolution); and

16 WHEREAS, this Resolution shall be known as the "Western Riverside County Multiple Species Habitat
17 Conservation Plan Implementation Policy"; and

18 WHEREAS, the Board finds that the ecosystems of western Riverside County and the vegetation
19 communities and sensitive species they support are fragile, irreplaceable resources that are vital to the general
20 welfare of all residents; and

21 WHEREAS, these vegetation communities and natural areas contain habitat value which contributes to the
22 region's environmental resources; and

23 WHEREAS, special protections for these vegetation communities and natural areas are essential to prevent
24 future endangerment of the plant and animal species that are dependent upon them; and

25 WHEREAS, on June 17, 2003, the Board approved the Western Riverside County Multiple Species Habitat
26 Conservation Plan (MSHCP) and executed its associated Implementing Agreement. Thereafter, relevant provisions
27 of the MSHCP and policies concerning development project implementation and compliance with the MSHCP
28

FORM APPROVED COUNTY COUNSEL 4/11/13
BY *[Signature]* DATE
MARIN E. WATTS, CLERK

1 were incorporated into the County of Riverside General Plan. The purpose of this Resolution is to provide further
2 guidance concerning the implementation of the requirements of the MSHCP; and

3 WHEREAS, adoption and implementation of this Resolution will enable the County to achieve the
4 conservation goals set forth in the MSHCP and to preserve the ability of affected property owners to make
5 reasonable use of their land consistent with the requirements of the National Environmental Policy Act (NEPA), the
6 California Environmental Quality Act (CEQA), the Federal Endangered Species Act (FESA), the California
7 Endangered Species Act (CESA), the California Natural Community Conservation Planning Act (NCCP), and other
8 applicable laws; and

9 WHEREAS, it is the intent of this Resolution to protect vegetation communities and natural areas within
10 western Riverside County which support species covered under the MSHCP; to maintain a future of economic
11 development within western Riverside County by providing a streamlined process from which development can
12 proceed in an orderly process; and to protect the existing character of western Riverside County through the
13 implementation of a system of reserves which will provide for permanent open space, community edges, and
14 habitat conservation for species covered by the MSHCP.

15 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board
16 of Supervisors of the County of Riverside, in regular session assembled on April 23, 2013, at 9:00 a.m., in its
17 meeting room located on the 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside,
18 California that the following guidance and procedures related to the MSHCP be implemented:

20 **SECTION I. APPLICATION OF REGULATIONS**

21 Except as provided in Section II., this Resolution shall apply to all land within the unincorporated area of
22 western Riverside County shown on the MSHCP Plan Map included in the MSHCP. Upon application to the
23 County for a project, an applicant shall be required to comply with the procedures set forth in this Resolution.
24 Upon the County's initiation of a project that is subject to CEQA, the County shall be required to comply with the
25 procedures set forth in this Resolution. No private project requiring a discretionary permit or approval and no
26 County initiated public project shall be undertaken unless the project is consistent with the MSHCP and this
27 Resolution.
28

SECTION II. EXEMPTIONS

This Resolution shall not apply to the following:

- A. Any project for which and to the extent that a vesting tentative map pursuant to the Subdivision Map Act, or a development agreement pursuant to Government Code sections 65864 et seq., approved or executed prior to the Board's approval of the MSHCP, confers vested rights under the County's ordinances or state law to proceed with the project notwithstanding the Board's approval of the MSHCP or adoption of this Resolution. Projects subject to this exemption must comply with all provisions of any applicable state and federal law.
- B. Any project for which the Board determines that application of this Resolution would result in the property owner being deprived of all reasonable economic use of the property in violation of federal or state constitutional prohibitions against the taking of property without just compensation.

SECTION III. PROCEDURES

- A. The County shall implement the requirements for private and public project contributions to the MSHCP Conservation Area as set forth in the MSHCP, by electing to comply with the following:
 1. The County shall implement the Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Process (HANS) for private projects ; and
 2. Prior to the County's initiation of a public project, the County shall determine whether all or a portion of the real property for the project is located within the boundaries of the Criteria Area. If the County determines that all or a portion of the real property for the project is located within the Criteria Area, then the County shall perform the following:
 - a. Determine the design criteria applicable to the project based on the particular USGS section, quadrant, and/or cell grouping in which the project property is located, as set forth in Section 3.2 of the MSHCP; and
 - b. Impose as a mitigation measure such requirements as are necessary to ensure the project complies with and implements the design criteria applicable to the project.

1 B. The County shall implement the following requirements for private and public Stand Alone
2 Applications located within the MSHCP Criteria Area(s):

- 3 1. A HANS application shall be filed concurrently with the Stand Alone Application and an initial
4 HANS assessment of the proposed project shall be made by the Planning Department's
5 Environmental Programs Division; and
6 2. The initial HANS assessment shall determine if any, all, or a portion of the subject property is
7 needed for inclusion in the MSHCP Conservation Area. Such determination shall be provided in
8 writing to the project applicant; and
9 3. Habitat assessments and species specific focused surveys as set forth in Section 6.0 of the MSHCP
10 shall not be required as part of the initial HANS assessment; and
11 4. The initial HANS assessment shall be submitted to the Western Riverside County Regional
12 Conservation Authority (RCA) as part of the Joint Project Review (JPR) process set forth in Section
13 6.0 of the MSHCP; and
14 5. Once HANS and JPR are complete, the Stand Alone Application shall be allowed to move forward
15 with the planning process. MSHCP required habitat assessments and surveys shall not be required
16 until such time that a development proposal or land use application to subsequently subdivide,
17 grade, or build on the property is submitted to the County.

18 C. The County shall implement the following requirements for private and public Stand Alone
19 Applications not located within the MSHCP Criteria Area(s):

- 20 1. A Stand Alone Application located outside of the MSHCP Criteria Area is not intended for
21 inclusion in the MSHCP Conservation Area and is thus not subject to the HANS and JPR process
22 for assessing MSHCP Conservation Criteria; and
23 2. Habitat assessments and species specific focused surveys as set forth in Section 6.0 of the MSHCP
24 shall not be required for such Stand Alone Applications until such time that a development proposal
25 or land use application to subsequently subdivide, grade, or build on the property is submitted to the
26 County.
27
28

1 D. The County shall implement the requirements for the Protection of Riparian/Riverine Areas and Vernal
2 Pools set forth in Section 6.1.2 of the MSHCP in the following manner:

- 3 1. As part of the CEQA review for a project, the property owner shall comply, or the County shall
4 comply if the project is County-initiated, with the surveying, mapping, and documentation
5 procedures set forth in Section 6.1.2 of the MSHCP for Riparian/Riverine Areas and Vernal Pools
6 on the project property; and
- 7 2. Based on the documentation prepared for the project, the County shall impose a condition and/or a
8 mitigation measure such requirements as are necessary to ensure the project complies with and
9 implements the policies for the Protection of Riparian/Riverine Areas and Vernal Pools set forth in
10 Section 6.1.2 of the MSHCP.

11 E. The County shall implement the requirements for the Protection of Narrow Endemic Plant Species set
12 forth in Section 6.1.3 of the MSHCP in the following manner:

- 13 1. As part of the CEQA review of the project, the property owner shall comply, or the County shall
14 comply if the project is County-initiated, with the site-specific focused survey procedures set forth
15 in Section 6.1.3 of the MSHCP; and
- 16 2. Based on the site-specific focused surveys prepared for the project, the County shall impose a
17 condition and/or mitigation measure such requirements as are necessary to ensure the project
18 complies with and implements the policies for Narrow Endemic Plant Species policies set forth in
19 Section 6.1.3 of the MSHCP.

20 F. The County shall impose a condition and/or mitigation measure such requirements as are necessary to
21 ensure the project complies with and implements the Urban/Wildlands Interface Guidelines set forth in
22 Section 6.1.4 of the MSHCP.

23 G. The County shall impose a condition and/or mitigation measure such requirements as are necessary to
24 ensure surveys are prepared for the project as required by Section 6.3.2 of the MSHCP.

25 H. Pursuant to Section III. of this Resolution and the MSHCP, the County shall transfer any property
26 interest acquired or obtained in fee title or as a conservation easement to the Western Riverside County
27 Regional Conservation Authority for management.
28

- 1 I. The County shall comply with CEQA for Stand Alone Applications located either outside or within the
2 MSHCP Criteria Area(s) in the following manner:
3
4 1. An Environmental Assessment Form ("EA") shall be prepared for all Stand Alone Applications,
5 which shall provide the framework for the Initial Study ("IS"); and
6
7 2. The "No Impact" box shall be checked under the Biological Resources Section of the EA with the
8 following finding of fact noted: the proposed project does not provide the opportunity for physical
9 disturbance of the property, therefore, there is no potential for take of sensitive species or conflict
10 with adopted conservation plans, including but not limited to the MSHCP; and
11
12 3. Once a development proposal or land use application to subsequently subdivide, grade, or build on
13 the property associated with the Stand Alone Application is submitted, a subsequent review and EA
14 shall be prepared assessing potential impacts to Biological Resources as well as any conflicts with
15 adopted conversation plans, including but not limited to the MSHCP.

16 SECTION IV. DEFINITIONS

17 For purposes of this Resolution, the following terms shall have the meaning set forth herein:

- 18 A. "Area Plan" means the sixteen areas designated for purposes of providing an organizational framework
19 for the Criteria Area, and for purposes of developing specific design criteria that will be utilized in
20 assembling land within the Criteria Area that will become part of the MSHCP Conservation Area.
21
22 B. "Criteria Area" means the general area designated and denoted on the MSHCP Plan Map as the
23 "Criteria Area", comprised of approximately 310,000 acres from which new habitat conservation
24 within the MSHCP Conservation Area will be assembled.
25
26 C. "MSHCP" means the Western Riverside County Multiple Species Habitat Conservation Plan.
27
28 D. "MSHCP Plan Map" means the map of the area encompassed by the MSHCP.
E. "Project" means any action or activity that is subject to the County's discretionary approval for the
purpose of developing or improving real property, including, but not limited to, the following: the sale,
purchase or lease of County-owned property; the approval of a tentative subdivision map; the issuance
of a license, permit, certificate, variance, or other entitlement for the development or improvement of

1 real property, including the clearing or grading of real property (except for weed or fire hazard
2 abatement); and the construction or improvement of streets, water, sewer, or other public facilities or
3 public works.

4 F. "Stand Alone Application" means the following:

- 5 1. Any amendment to the County's General Plan or an amendment to the County's zoning ordinance
6 that is not accompanied by, or associated with, an application to subdivide or other land use
7 development application.
8 2. The approval of a lot line adjustment.
9 3. Stand Alone Application shall not include Specific Plan applications.

10 **BE IT FURTHER RESOLVED AND DETERMINED** that this Resolution shall not take effect until
11 such time as the Board of Supervisors adopts an amendment to the County of Riverside General Plan revising
12 certain language related to MSHCP implementation so that it is consistent with the procedures provided in this
13 Resolution and said amendment is in effect.

14 ROLL CALL:

15 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
16 Nays: None
17 Absent: None

18 The foregoing is certified to be a true copy of a resolution duly
19 adopted by said Board of Supervisors on the date therein set forth.

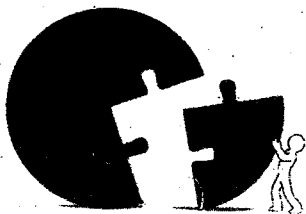
20 KECIA HARPER-IHEM, Clerk of said Board

21 By: _____

22 Deputy

23
24
25
26 TNN:mld
041113

27 G:\PROPERTY\NORTHGPA 1120\RESOLUTION NO 2013 111 MSHCP IMPLEMENTATION CLEAN.DOCX



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: April 11, 2013

212B

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GPA NO. 1120
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
SELECT Advertisement

Documents to be sent to County Clerk's Office for Posting within five days:

NONE - GPIP
Fish & Game Receipt (CFG _____)

Do not send these documents to the County Clerk for
posting until the Board has taken final action on the subject cases.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

REVIEWED BY EXECUTIVE OFFICE

DATE 2/19/13 mg Tina Grande
Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

4108



SUBMITTAL DATE:
February 11, 2013

FROM: TLMA - Planning Department

SUBJECT: GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GPA NO. 1120 -
Applicant: County of Riverside - First/First, Second/Second, Third/Third, and Fifth/Fifth
Supervisory Districts - The boundary of the project is consistent with the boundary of the
Western Riverside County Multi-species Habitat Conservation Plan (MSHCP).

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors
adopt an order initiating the above referenced General Plan Amendment based on the attached
report.

BACKGROUND: On May 8, 2008, the Board of Supervisors amended Article I of Ordinance No.
348, which added the General Plan Initiation Procedures to the requirements for GPAs.
Preceding this action, many property owners submitted GPAs to the County Planning
Department under the eight year cycle review that began on January 2, 2008. All of these
applications were submitted without development proposals to either subdivide or build on the
property and were considered "stand alone" applications.

On December 18, 2012, the Board of Supervisors adopted a resolution (Resolution 2012-254)
which establishes and provides additional guidance and procedures for the implementation of
the MSHCP, when a General Plan Amendment (GPA), a Zoning Ordinance Amendment (CZ),
or a Lot Line Adjustment (LLA) lacks any development proposal and is a "stand alone"
application. Pursuant to the terms of the resolution, it does not become effective until such time
as this GPA becomes effective, if adopted. The Form 11 directed Planning staff to revise the
applicable sections of the General Plan that requires "stand alone" GPAs, CZs, and LLAs to

Frank Coyle, Deputy Director for
Carolyn Syms Luna, Planning Director
(Continued on Next Page)

Initials:
CSL: ar

Dep't Recomm. ☐ Consent ☒ Policy
Per Exec. Ofc.: ☐ Consent ☒ Policy

Prev. Agn. Ref.

District: 1/1, 2/2, 3/3, 5/5 Agenda Number:

15-1

The Honorable Board of Supervisors

Re: **GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GPA NO. 1120**

Page 2 of 2

comply with the requirements of the MSHCP in an effort to streamline development applications through a General Plan Amendment.

Accordingly, the purpose of this County-initiated amendment is to identify the applicable sections of the County's General Plan and amend language that requires MSHCP compliance for GPAs, CZs, and LLAs.

PROJECT DESCRIPTION AND LOCATION:

The project proposes to initiate General Plan Amendment proceedings for a County initiated General Plan Amendment (GPA) No. 1120. Pursuant to Ordinance No. 348, Article II, a proposed GPA must receive comments from the Planning Commission and then be initiated by the Board of Supervisors prior commencement of the General Plan process. The proposed GPA will modify language within the County's General Plan that requires GPAs, CZs, and LLAs, to comply with the Multiple Species Habitat Conservation Plan (MSHCP). The General Plan incorporates compliance with the MSHCP. Specifically, Section 6 of the MSHCP requires that all discretionary projects located within a criteria cell unit must comply with the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process and other habitat conservation requirements. Additionally, the MSHCP includes other requirements that must be complied with, including but not limited to the Protection of Riparian/Riverine Areas and Vernal Pools (Section 6.1.2); the requirements for the Protection of Narrow Endemic Plant Species (Section 6.1.3); the requirements for Urban/Wildlands Interface Guidelines (Section 6.1.4); and the imposition of conditions and/or mitigation measures that are necessary to ensure surveys are prepared for development projects (Section 6.3.2).

The proposed amendment will affect the Open Space Element and the following Area Plans within the Western Riverside County, Highgrove, Temescal Canyon, Elsinore, Southwest, Lake Mathews/Woodcrest, Mead Valley, Sun City, Harvest Valley/Winchester Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto, The Pass, and the REMAP.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



15-1

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Planning regarding General Plan Initiation Proceedings (GPIP) for GPA No. 1120, (Entitlement/Policy Amendment) – All Zoning Districts – The proposed amendment will affect the Open Space Element and the following Area Plans within the Western Riverside County; Highgrove, Temescal Canyon, Elsinore, Southwest, Lake Mathews/Woodcrest, Mead Valley, Sun City, Harvest Valley/Winchester, Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto, The Pass and the REMAP – 1st, 2nd, 3rd and 5th Districts, is continued to Tuesday, April 23, 2013 at 10:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 26, 2013 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: March 26, 2013
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem

Deputy

AGENDA NO.
15-1

xc: Planning, COB

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



15-1

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Planning regarding: General Plan Initiation Proceedings (Gpip) For Gpa No. 1120, (Entitlement/Policy Amendment) – All Zoning Districts – The proposed amendment will affect the Open Space Element and the following Area Plans within the Western Riverside County; Highgrove, Temescal Canyon, Elsinore, Southwest, Lake Mathews/Woodcrest, Mead Valley, Sun City, Harvest Valley/Winchester Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto, The Pass, and the REMAP – 1st, 2nd 3rd and 5th Districts is continued to Tuesday, March 26, 2013 at 10:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 26, 2013 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: February 26, 2013
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

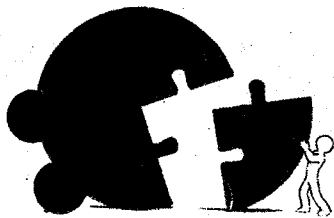
(seal)

By: 

Deputy

AGENDA NO.
15-1

xc: Planning, CCB



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

410B

DATE: February 14, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *A.B.R.*

SUBJECT: GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GPA NO. 1120
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- ☐ Place on Administrative Action (Receive & File; EOT)
 - ☐ Labels provided If Set For Hearing
 - ☐ 10 Day ☐ 20 Day ☐ 30 day
- ☐ Place on Consent Calendar
- ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC)
- ☒ Place on Section Initiation Proceeding (GPIP)

- ☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- ☐ Publish in Newspaper:
 - **SELECT Advertisement**
 - ☐ **SELECT CEQA Determination**
 - ☐ 10 Day ☐ 20 Day ☐ 30 day
 - ☐ Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: ☒ YES ☐ NO

Designate Newspaper used by Planning Department for Notice of Hearing:
SELECT Advertisement

Documents to be sent to County Clerk's Office for Posting within five days:

NONE - GPIP
Fish & Game Receipt (CFG)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Agenda Item No.: 2.1
Area Plan: See Below
Zoning: All Zoning Districts and Areas
Supervisory District: All Supervisory
Districts
Project Planner: Adam Rush
Planning Commission: January 16, 2013

GENERAL PLAN AMENDMENT NO. 1120
(Entitlement/Policy Amendment)
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S ADDENDUM STAFF REPORT

RECOMMENDATIONS:

The Planning Director recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1120. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Chairman John Petty (Third District): Commissioner Petty supported the initiation request of the Planning Director.

Vice Chairman Bill Sanchez (Fourth District): No Comments

Commissioner Charissa Leach (First District): Commissioner Leach asked questions regarding the history of the General Plan Initiation Process (GPIP), which staff provided a brief overview and responses to these questions. Commissioner Leach then recommended that the Board of Supervisors support the initiation of GPA No. 1120

Commissioner Ed Sloman (Second District): Commissioner Sloman agreed with portions of the opposition letter submitted by the Endangered Habitat's League and recommended that the Board consider portions of these recommendations in the GPA initiation.

Commissioner Jan Zuppardo (Fifth District): No Comments

Informational Items:

Since the publication of the staff report two letters have been received in opposition to the project initiation, which are attached herein:

1. Endangered Habitats League – January 10, 2013
2. United States Fish and Wildlife Service (USFWS) – January 16, 2013

Agenda Item No.: 2.1
Area Plan: All Area Plans
Zoning: All Zoning Districts and Areas
Supervisory District: All Supervisory Districts
Project Planner: Adam Rush
Planning Commission: January 16, 2013

GENERAL PLAN AMENDMENT NO. 1120
(Entitlement/Policy Amendment)
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project proposes to initiate General Plan Amendment proceedings for a County initiated General Plan Amendment (GPA) No. 1120. Pursuant to Ordinance No. 348, Article II, a proposed GPA must receive comments from the Planning Commission and then be initiated by the Board of Supervisors prior commencement of the General Plan process. The proposed GPA will modify language within the County's General Plan that requires compliance with the Multiple Species Habitat Conservation Plan (MSHCP) required and implemented under the County's General Plan. The General Plan incorporates compliance with the MSHCP. Specifically, Section 6 of the MSHCP requires that all discretionary projects located within a criteria cell unit must comply with the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process and other habitat conservation requirements. Additionally, the MSHCP includes other requirements that must be complied with, including but not limited to the Protection of Riparian/Riverine Areas and Vernal Pools (Section 6.1.2); the requirements for the Protection of Narrow Endemic Plant Species (Section 6.1.3); the requirements for Urban/Wildlands Interface Guidelines (Section 6.1.4); and the imposition of conditions and/or mitigation measures that are necessary to ensure surveys are prepared for development projects (Section 6.3.2).

The proposed amendment will affect the Open Space Element and the following Area Plans within the Western Riverside County, Highgrove, Temescal Canyon, Elsinore, Southwest, Lake Mathews/Woodcrest, Mead Valley, Sun City, Harvest Valley/Winchester Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto, The Pass, and the REMAP.

BACKGROUND:

On May 8, 2008, the Board of Supervisors amended Article I of Ordinance No. 348, which added the General Plan Initiation Procedures to the requirements for GPAs. Preceding this action, many property owners submitted GPAs to the County Planning Department under the five-year cycle review that began on January 2, 2008. All of these applications were submitted without development proposals to either subdivide or build on the property and were considered "stand alone" applications.

On December 18, 2012, the Board of Supervisors adopted a resolution (Resolution 2012-254) which establishes and provides additional guidance and procedures for the implementation of the MSHCP, when a General Plan Amendment, a Zoning Ordinance Amendment, or Lot Line Adjustment lacks any development proposal and is a "stand alone" application. Pursuant to the terms of the resolution, it does not become effective until such time as this GPA becomes effective, if adopted. The Form 11 directed staff to revise the applicable sections of the General Plan that requires "stand alone" GPAs, CZs, and lot line adjustments to comply with the requirements of the MSHCP in an effort to streamline development applications through a General Plan Amendment.

Accordingly, the purpose of this County-initiated amendment is to identify the applicable sections of the County's General Plan and amend language that requires MSHCP compliance for General Plan Amendments, Zoning Ordinance Amendments, and Lot Line Adjustments.

FURTHER PLANNING CONSIDERATIONS:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications. The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors and compliance with the California Environmental Quality Act. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1120 falls into the Entitlement/Policy category, because the proposed GPA will change, modify, and eliminate various policy language within several Elements of the General Plan that reference the MSHCP.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

CONSIDERATION ANALYSIS:

First Required Finding: The first finding of the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

- A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The Riverside County Vision finds that the County "values a uniquely rich and diverse natural environment....and [is] committed to maintaining sufficient areas of natural open space..." The proposed amendment does not eliminate a vital function of the MSHCP; it only delays MSHCP compliance until such time that an actual development plan is contemplated for a proposed project site. As stated in Resolution No. 2012-254 - Section III. Procedures - the County shall continue to require compliance with the HANS process, the requirements for the Protection of Riparian/Riverine Areas and Vernal Pools set forth in Section 6.1.2 of the MSHCP; the requirements for the Protection of Narrow Endemic Plant Species set forth in Section 6.1.3 of the MSHCP; the requirements for Urban/Wildlands Interface Guidelines set forth in Section 6.1.4 of the MSHCP; and the requirements for additional surveys set forth in Section 6.3.2. These requirements shall remain for development projects requiring any application under Ordinance No. 348 or 460, with the exception of a General Plan Amendment, Zoning Ordinance amendment, or Lot Line Adjustment. Furthermore, the exemption of said applications will not undermine the Riverside County Vision and the County's implementation of the MSHCP through the General Plan.

(2) Any General Plan Principle.

The County has placed considerable effort into the development of General Plan Planning Principles that take the Vision statement one step further. There are many principles that apply to a variety of provisions within the General Plan and for this specific amendment, the principles listed under Section II, of Appendix B, "Environmental Protection Principles" apply. Section II is further subdivided into four additional categories, which are as follows:

- A. Environmentally Sensitive Community Design
- B. Habitat Preservation
- C. Community Open Space
- D. Multi-purpose Open Space

The proposal under this General Plan Amendment to exempt from General Plan Amendments, Zoning Ordinance Amendments, and Lot Line Adjustment applications from having to comply with the MSHCP will not conflict or degrade the implementation of any General Plan Principle.

(3) Any Foundation Component designation in the General Plan.

The proposed GPA is likely to impact General Plan Amendment applications contained within a variety of foundation components; however, the proposed change contained herein will not by itself alter or change any foundation component under the General Plan.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The Multi-purpose Open Space Element of the General Plan governs and implements the MSHCP. The proposed General Plan Amendment will not pose a detriment to the Multi-purpose Open Space Element and is likely to enhance portions of said Element; specifically the authorization under this element that "allow[s] the County and other local jurisdictions the ability to manage local land use decisions and maintain economic development flexibility, while providing a coordinated reserve system and implementation program...". As stated below, for finding number three, it is likely that the proposed amendment will increase the economic viability of development projects by deferring cost associated with MSHCP compliance at the General Plan Amendment, Zoning Ordinance Amendment, or Lot Line adjustment stage of the development process.

Third Required Finding: In addition to the two previous findings, the General Plan Amendment Element indicates that an additional finding, from a list of five, must also be made. The proposed amendment has a likely potential to comply with finding "c." of the Entitlement/Policy related findings, found in the Administrative Element of the General Plan. This finding is as follows:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

This proposed General Plan Amendment meets the third required finding. Since the approval of the MSHCP in 2003, all cities were required to adopt a resolution establishing procedures for implementation of the MSHCP. A model resolution which exempted certain applications such as a general plan amendment and zone change from having to show compliance with the requirements of the MSHCP was included as an exhibit and as an example for use and adoption by the cities in the MSHCP Implementing Agreement. This model resolution allowed such

applications to proceed without requiring MSHCP compliance until time as a development project is proposed pursuant to subsequent development applications. The county did not exempt these non-development applications from compliance with the MSHCP and applicants must currently provide upfront the needed studies on the entire site being proposed for a general plan amendment, change of zone, or lot line adjustment. While the biological value is of utmost importance it is not compromised if the studies are delayed until an entitlement application, such as a Use Permit or Subdivision, is proposed. The requirements of the County's General Plan, in regards to MSHCP compliance is not consistent with that of Cities within Riverside County and therefore can place development proposals in the County at an economic and competitive disadvantage. Initiation of the proposed amendment will exempt a general plan amendment, an amendment to the zoning ordinance and a lot line adjustment from compliance with the MSHCP process so that as the county continues to build a business friendly environment and provide economic incentives to the development community while maintaining a balance between conservation and development activities.

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1120. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

AR:ar

Y:\Advanced Planning\GENERAL PLAN CYCLES\2013 Cycle\MSHCP_GPA\GPA 1120 Staff Report_FINAL.docx

Date Prepared: 12/18/2012

Date Revised: 01/14/13

January 10, 2013

VIA FACSIMILE AND ELECTRONIC MAIL

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 2.1 (January 16, 2013): General Plan Amendment 1120 --
OPPOSITION UNLESS AMENDED**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) recommends that this proposed GPA not be initiated unless amended. GPA 1120 would modify the County's current HANS process for MSHCP compliance to *delay* the point in the approval process at which HANS occurs, so that it occurs during approval of a "development" permit. EHL believes that the action lacks clarity as to what constitutes a "development" permit, that it is based upon a false premise, and that requisite General Plan findings cannot be made, but also that the intent of the GPA can be achieved by modifying the proposed action.

Clarity

The proposed GPA would exempt GPAs, zone changes, and lot line adjustments from HANS compliance, and defer such compliance to a use permit or subdivision map. How about a Specific Plan? A Specific Plan is technically just a zone change, but is typically the vehicle through which detailed site planning is done. A Specific Plan is frequently processed concurrently with a GPA. If this action moves forward in any form, it is essential that HANS not be delayed beyond the SP stage.

False premise

According to the staff report, "While the biological value is of utmost importance it is not compromised if the studies are delayed until an entitlement application, such as a Use Permit or Subdivision, is proposed." This is preposterous, as a GPA or zone change that increases the intensity of development, such as unit count, on a particular property may easily prejudice or even thwart successful MSHCP implementation. For example, say that the MSHCP Cell Criteria require 50% of a 100-acre site to be set aside. If the density were 1 unit per 5 acres, the resulting 20 units placed on 2.5-acre lots would satisfy the requirement. On the other hand, if a GPA or zone change increased the density to MHDR at 5-8 units/acre, then even at the low end of the density range, accommodating the 500 allowable units on 50 acres would entail multifamily housing with 10 units/acre. Such a product would be incompatible with the zone's anticipated lot

size of 4000-6500 sq. ft. and would probably be deemed economically non-viable by the applicant as well as found unacceptable by the surrounding community.

Thus, a GPA or zone change done *irrespective* of its ramifications for the MSHCP may lead to severe land use conflicts later at the "development" stage of entitlement. If a property is sold based on a unit yield that is far more than the MSHCP can actually accommodate, the County has set the stage for litigation. From this perspective, GPA 1120 would benefit speculators seeking to rezone property for "flipping" but harm developers or builders who must actually secure a map.

Furthermore, it is fundamental to good planning that site constraints—like the MSHCP—be accounted for *as early as possible*. It is disappointing that the Riverside County Planning Department wants to "kick the can down the road." Because of the harm done to the Multi-purpose Open Space Element, EHL does not believe that the second General Plan Administrative Element finding can be made to the effect that "the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them."

Suggested modification

We understand that a detailed site-specific HANS may be "overkill" at an early stage of planning, yet there must *at a minimum* be a determination that the GPA or zone change does not prejudice the MSCHP. This might be termed a "preliminary HANS" or "HANS light" whose purpose is to avert conflicts between the MSHCP and subsequent subdivision maps. *Such an analysis can and should be part of standard CEQA review for any GPA or zone change.* The Environmental Programs Department should be consulted at the earliest entitlement stages as to whether a proposed GPA or zone change poses a potential conflict with the Criteria Cell or other MSHCP requirements. If so, the GPA or zone change request should be modified or denied. If not, HANS can reasonably be deferred. Any detailed site planning, such through a Specific Plan, that is associated with the GPA or zone changes, should trigger full HANS immediately.

In conclusion, it is simply bad policy for government to create problems and conflicts that can and should be averted. We appreciate the County's dual commitment to the MSHCP and to project streamlining, and suggest that there are better, related options to explore.

Yours truly,

Dan Silver, MD
Executive Director

cc: Board Offices
Planning Department
Regional Conservation Authority
USFWS
CDFG

Stark, Mary

From: Heather Pert [Heather.Pert@wildlife.ca.gov]
Sent: Wednesday, January 16, 2013 8:12 AM
To: Stark, Mary; arush@rctmla.org
Subject: Karin Cleary-Rose; Leslie MacNair; Landry, Charles; Correa, Laurie
General Plan Amendment 1120

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

RE: Item 2.1 (January 16, 2013): General Plan Amendment 1120

Dear Chair and Commission Members:

The California Department of Fish and Wildlife (Department) is writing to provide comments on the proposed General Plan Amendment 1120 (Amendment). The stated purpose of proposed Amendment is to identify the applicable sections of the County's General Plan and amend language that requires Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) compliance for General Plan Amendments, Zoning Ordinance Amendments, or Lot Line Adjustments. The Amendment would modify the County's current Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process for MSHCP compliance so that it continues to occur during approval of development projects but exempts general plan amendments or zoning ordinance amendments. This change in process may have unintended consequences to implementing the MSHCP. The Department feels that the County should carefully consider the affects this amendment will have on implementing the MSHCP and conserving lands for Reserve Assembly.

The MSHCP is designed to enhance and maintain biological diversity and ecosystem processes while allowing future economic growth. The County, as a permittee to the MSHCP, is responsible for contributing to the assembly of the MSHCP Conservation Areas. One mechanism available to jurisdictions, such as the County, for contributing to the Reserve Assembly is to provide incentives for conserving land. In order to do this, the County should identify early in the planning process, such as during general plan amendments or zoning ordinance amendments, which properties could contribute to Reserve Assembly. The proposed Amendment may delay identification of lands that could contribute to Reserve Assembly. In addition, it may make it more expensive and difficult to acquire lands for the MSHCP. For example, if a Zoning Ordinance allowed a change from agricultural to light industrial in an area identified for conservation then the property would become more expensive to acquire during the HANS process. Further, it would not communicate to the property owner that there are potential land use conflicts until the property owner applies for a development permit.

A larger question is why did the County initially include General Plan Amendments and Zoning Ordinances in the HANS process? As the largest jurisdiction in the MSHCP plan area the County has the largest sphere of influence on the remaining unconserved lands in MSHCP area. It may well be that the County did not initially adopt the proposed exemptions because of a recognition for the need to identify potential conservation lands early in the planning process. Early identification would prevent future land use conflicts and better serve the constituents of the County. A clear understanding of the initial decision to include General Plan Amendments and Zoning Ordinances in the HANS process is needed before modifying that practice.

The Department has granted "Take Authorization" for otherwise lawful actions, such as public and private Development that may incidentally Take or harm individual species or their Habitat outside of the MSHCP Conservation Area, in exchange for the assembly and management of a coordinated MSHCP Conservation Area. We are concerned that the proposed Amendment will negatively affect the ability to assemble land for conservation under the MSHCP. Therefore, the Department disagrees with the findings that this amendment does not conflict with the County Vision of maintaining sufficient open space and specifically to the Multi-purpose Open Space Element.

Adopting or amending a general plan or a general plan element is subject to the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) and may require preparation and consideration of an environmental impact report (EIR). If needed, the EIR should evaluate the proposed amendment's effects on both the existing physical conditions of the actual environment and the environment envisioned by the existing general plan (Environmental Planning and Information Council v. County of El Dorado (1982) 131 Cal.App.3d 354).

The Department is appreciative of the County's successful implementation of the MSHCP to date. We recognize the County's need to develop a streamlined process to promote development and reduce initial costs to property owners. We propose that the County work with the Department, the Riverside Conservation Authority, U.S. Fish and Wildlife Service, and other interested parties to identify a streamlined HANS process that does not compromise the MSHCP reserve assembly.

Thank you for considering our comments,

Heather A. Pert
Staff Environmental Scientist
Inland Desert Region
California Department of Fish and Wildlife
951-395-9692
heather.pert@wildlife.ca.gov

Barton, Karen

From: Dan Silver <dsilverla@me.com>
Sent: Sunday, February 24, 2013 2:42 PM
To: Benoit, John; Jeffries, Kevin; Ashley, Marion; Tavaglione, John; Stone, Jeff; COB
Cc: Magee, Robert; Barnes, Olivia; Field, John; Gialdini, Michael; Kuenzi, Darcy; Johnson, George; Syms Luna, Carolyn; Coyle, Frank; Rush, Adam
Subject: Item 15-1, February 26, 2013, GPA NO. 1120
Attachments: EHL-PC-GPA1120-1.16.13.pdf

February 24, 2013

VIA ELECTRONIC MAIL ONLY

The Hon John Benoit, Chair
Riverside County Board of Supervisors
4080 Lemon St, 5th Floor
Riverside, CA 92501

RE: GPA 1120 - OPPOSITION UNLESS AMENDED

Dear Chairman Benoit and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to provide testimony on GPA 1120, which would shift HANS compliance from the GPA or Zone Change stage to that of a later subdivision map approval. We appreciate the *intent* of not compromising the MSHCP, as reflected in the proposed finding that, "The proposed General Plan Amendment will not pose a deterrent to the Multipurpose Open Space Element." However, we strongly disagree with that conclusion. Rather, GPA 1120 would have unintended consequences adverse to the MSHCP and to the taxpayer's pocketbook.

Specifically, because the MSHCP would not be properly accounted for in the decision-making process, these new procedures could easily create *conflicts* that did not previously exist between the new land use designation or zone and the MSHCP. As a result, the RCA could be forced to spend public dollars — its mitigation fees — *wastefully* on land that otherwise would have been set aside via the entitlement process. Surely, totally discretionary actions like a GPA or Zone Change should not set landowner expectations and the MSHCP against each other. These concerns are more fully detailed in the enclosed letter sent to the Planning Commission.

Please note that EHL is *neutral* on the narrow question of whether the costs of HANS should be born by the party seeking a new land use designation or new zone or by the party later securing a subdivision map. Indeed, if the Board wishes to shift the responsibility for compliance, we are committed to work with you, the development community, and other agencies to advance that goal *while not harming* the MSHCP or jeopardizing its benefits. If this GPA is initiated, we *urge* that the County work closely with its state and federal partners, the RCA, and its stakeholders to achieve the *best* and most responsible outcome, whether or not that outcome is exactly what the cities are doing.

We offer our assistance in finding solutions.

Thank you for considering our views.

Yours truly,
Dan Silver, MD

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

January 10, 2013

VIA FACSIMILE AND ELECTRONIC MAIL

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 2.1 (January 16, 2013): General Plan Amendment 1120 –
OPPOSITION UNLESS AMENDED**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) recommends that this proposed GPA not be initiated unless amended. GPA 1120 would modify the County's current HANS process for MSHCP compliance to *delay* the point in the approval process at which HANS occurs, so that it occurs during approval of a "development" permit. EHL believes that the action lacks clarity as to what constitutes a "development" permit, that it is based upon a false premise, and that requisite General Plan findings cannot be made, but also that the intent of the GPA can be achieved by modifying the proposed action.

Clarity

The proposed GPA would exempt GPAs, zone changes, and lot line adjustments from HANS compliance, and defer such compliance to a use permit or subdivision map. How about a Specific Plan? A Specific Plan is technically just a zone change, but is typically the vehicle through which detailed site planning is done. A Specific Plan is frequently processed concurrently with a GPA. If this action moves forward in any form, it is essential that HANS not be delayed beyond the SP stage.

False premise

According to the staff report, "While the biological value is of utmost importance it is not compromised if the studies are delayed until an entitlement application, such as a Use Permit or Subdivision, is proposed." This is preposterous, as a GPA or zone change that increases the intensity of development, such as unit count, on a particular property may easily prejudice or even thwart successful MSHCP implementation. For example, say that the MSHCP Cell Criteria require 50% of a 100-acre site to be set aside. If the density were 1 unit per 5 acres, the resulting 20 units placed on 2.5-acre lots would satisfy the requirement. On the other hand, if a GPA or zone change increased the density to MHDR at 5-8 units/acre, then even at the low end of the density range, accommodating the 500 allowable units on 50 acres would entail multifamily housing with 10 units/acre. Such a product would be incompatible with the zone's anticipated lot

size of 4000-6500 sq. ft. and would probably be deemed economically non-viable by the applicant as well as found unacceptable by the surrounding community.

Thus, a GPA or zone change done *irrespective* of its ramifications for the MSHCP may lead to severe land use conflicts later at the "development" stage of entitlement. If a property is sold based on a unit yield that is far more than the MSHCP can actually accommodate, the County has set the stage for litigation. From this perspective, GPA 1120 would benefit speculators seeking to rezone property for "flipping" but harm developers or builders who must actually secure a map.

Furthermore, it is fundamental to good planning that site constraints—like the MSHCP—be accounted for *as early as possible*. It is disappointing that the Riverside County Planning Department wants to "kick the can down the road." Because of the harm done to the Multi-purpose Open Space Element, EHL does not believe that the second General Plan Administrative Element finding can be made to the effect that "the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them."

Suggested modification

We understand that a detailed site-specific HANS may be "overkill" at an early stage of planning, yet there must *at a minimum* be a determination that the GPA or zone change does not prejudice the MSHCP. This might be termed a "preliminary HANS" or "HANS light" whose purpose is to avert conflicts between the MSHCP and subsequent subdivision maps. *Such an analysis can and should be part of standard CEQA review for any GPA or zone change.* The Environmental Programs Department should be consulted at the earliest entitlement stages as to whether a proposed GPA or zone change poses a potential conflict with the Criteria Cell or other MSHCP requirements. If so, the GPA or zone change request should be modified or denied. If not, HANS can reasonably be deferred. Any detailed site planning, such through a Specific Plan, that is associated with the GPA or zone changes, should trigger full HANS immediately.

In conclusion, it is simply bad policy for government to create problems and conflicts that can and should be averted. We appreciate the County's dual commitment to the MSHCP and to project streamlining, and suggest that there are better, related options to explore.

Yours truly,

Dan Silver, MD
Executive Director

cc: Board Offices
Planning Department
Regional Conservation Authority
USFWS
CDFG

Barton, Karen

From: Michael Gurling <milyundollarmike@msn.com>
Sent: Monday, February 25, 2013 5:35 PM
To: COB
Subject: FW: BOS Hearing, item # 15-1 GPA No. 1120

From: milyundollarmike@msn.com
To: www.cob@rcbos.org; rcroy@firstlegalsupport.com; avodrush@netzero.com; rwilliamsonline@msn.com; tuffindf@hotmail.com
Subject: BOS Hearing, item # 15-1 GPA No. 1120
Date: Mon, 25 Feb 2013 17:19:06 -0800

Re; February 26, 2013. Board of Supervisors Hearing, Agenda Item 15-1 (GPA No. 1120)

To the Clerk of the Board.
For the public record.
Please distribute to each of the Riverside County Supervisors.

Dear Sirs.

Rural Residents & Friends (RR&F) supports the streamlining of the development process from the initial land use application to the necessary final approvals, so long as it serves the best interests of the public first and foremost. The procedural change(s) proposed in GPA No. 1120, does (do) not in our opinion serve the best interests of the public. By exempting GPAs and zoning changes from the HANS process you will be; A. Insuring that "we the people" will be paying a much higher, inflated price, if you will, for land to satisfy the MSHCP requirements. And B. Creating a much higher likelihood for greater conflicts at the later stages of the development process, by not addressing them through public notice and input at the very earliest stages of the same process, when they are much more likely to be resolvable.

We do not support GPA No. 1120 as currently proposed.

Sincerely, Kirk R. Gurling

President: Rural Residents & Friends
"People 4 Balanced Growth"

Barton, Karen

From: Michael Gurling <milyundollarmike@msn.com>
Sent: Monday, February 25, 2013 5:35 PM
To: COB
Subject: FW: BOS Hearing [REDACTED]

From: milyundollarmike@msn.com
To: www.cob@rcbos.org; rcroy@firstlegalsupport.com; avodrush@netzero.com; rwilliamsonline@msn.com; tuffindf@hotmail.com
Subject: BOS Hearing, item # 15-1 GPA No. 1120
Date: Mon, 25 Feb 2013 17:19:06 -0800

Re; February 26, 2013. Board of Supervisors Hearing, Agenda Item 15-1 (GPA No. 1120)

To the Clerk of the Board.
For the public record.
Please distribute to each of the Riverside County Supervisors.

Dear Sirs.

Rural Residents & Friends (RR&F) supports the streamlining of the development process from the initial land use application to the necessary final approvals, so long as it serves the best interests of the public first and foremost. The procedural change(s) proposed in GPA No. 1120, does (do) not in our opinion serve the best interests of the public. By exempting GPAs and zoning changes from the HANS process you will be; A. Insuring that "we the people" will be paying a much higher, inflated price, if you will, for land to satisfy the MSHCP requirements. And B. Creating a much higher likelihood for greater conflicts at the later stages of the development process, by not addressing them through public notice and input at the very earliest stages of the same process, when they are much more likely to be resolvable.

We do not support GPA No. 1120 as currently proposed.

Sincerely, Kirk R. Gurling

President: Rural Residents & Friends
"People 4 Balanced Growth"

Jackson|DeMarco|Tidus Peckenpaugh

A LAW CORPORATION

April 22, 2013

Direct Dial: 949.851.7409
 Email: mstaples@jdtplaw.com
 Reply to: Irvine Office
 File No: 28900

VIA FACSIMILE (951.955.1071) AND U.S. MAIL

Board of Supervisors
 Riverside County Administrative Center
 4080 Lemon Street
 Riverside, CA 92501

ATTENTION: Ms. Kecia Harper, Clerk of the Board

Re: April 23, 2013 Agenda Item No. 15-1, Resolution No. 2013-111 Establishing Additional Guidance and Procedures for the Implementation of the Western Riverside County Multiple Species Habitat Conservation Plan and General Plan Initiation Proceedings for General Plan Amendment No. 1120 Concerning Same

Dear Chairman Benoit and Honorable Board Members:

We represent the Domenigoni-Barton entities who own property within Specific Plan No. 310 and other land in the unincorporated area of Riverside County. The Domenigoni-Bartons support the concept of streamlining development applications that the proposed Resolution No. 2013-111 is intended to accomplish. However, it is not clear how the proposal will do so. We request a continuance of this matter to allow the public an opportunity to understand exactly what changes are to be made to the policies and procedures for processing development applications under the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP").

The Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Process ("HANS") was established with input from many stakeholders. "Negotiation" is an integral part of the HANS process. For example, under the HANS process, County staff is to undertake an initial application review to determine whether all or part of the project site should be included in the MSHCP Conservation Area. (MSHCP section 6.1.1(B)(1).) The HANS process includes a Conflict Resolution Process for the landowner and County to negotiate a resolution of any disagreements, including any differences over County staff's initial determination of what, if any, acreage should be included in the Conservation Area.

As written, Section III.B of the proposed resolution appears to delegate sole authority to County staff for determining how much of a project site is to be included in the MSHCP Conservation Area, thus taking the "N" out of the HANS process. **YH 13: 13**

Irvine Office
 2030 Main Street, Suite 1200
 Irvine, California 92614
 t 949.752.8585 f 949.752.0597

Westlake Village Office
 2815 Townsgate Road, Suite 200
 Westlake Village, California 91361
 t 805.230.0023 f 805.230.0087

www.jdtplaw.com
 1142462.1

04.23-13

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2013 APR 22 AM 10:10

Board of Supervisors
April 22, 2013
Page 2

Also, several of the recitals appear to improperly elevate protection of vegetation above all other public policy considerations. Rather, the MSHCP's Criteria Area cells and conservation descriptions were created to assure the public that the Board of Supervisors would have flexibility in deciding what land within the Criteria Cells is to be included within the ultimate Conservation Area based upon public policy considerations beyond vegetation. Also, the HANS process emphasizes the use of incentives, not regulatory mandates, for property owners within the Criteria Area who conserve habitat. The MSHCP is not a "hard line" regulatory plan, and would not have been adopted if it was. The policy statements in the recitals are at odds with the Board of Supervisors' decision-making authority and landowner protections under the MSHCP.

Additionally, it is not clear how the proposed resolution could affect future development applications under approved specific plans, such as the Domenigoni-Barton Specific Plan 310, which already has been determined to be consistent with the MSHCP. Under Section I, the resolution would apply to a very broad range of "Projects" as defined in Section IV of the resolution, while the "Exemptions" in Section II are very narrow and do not include approved specific plans.

We respectfully request that the Board continue this item and that the County provide an explanation of exactly how the HANS process would function under the proposed revisions.

Sincerely,



Michele A. Staples

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Dan Silver

Endangered Habitats League

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 213 804 2750

Date: 9-23-13 **Agenda #** 15-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Dan Silver

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 263 804 2750

Date: 2/26/13 **Agenda #** 15-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 3 minutes to: _____

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42566

Project Case Type (s) and Number(s): General Plan Amendment No. 1120 (GPA01120)

Lead Agency Name: County of Riverside Planning Department

Address: (Mailing) P.O. Box 1409, Riverside, CA 92502-1409

(To View Document) 4080 Lemon Street, 12th Floor, Riverside CA

Contact Person: Larry Ross, Principal Planner

Telephone Number: (951) 955-9294

Applicant's Name: County of Riverside

Applicant's Address: 4080 Lemon Street, 12th Floor, P.O. Box 1409, Riverside CA 92502

I. PROJECT INFORMATION

Project Description:

GENERAL PLAN AMENDMENT NO. 1120 proposes to amend the Riverside County General Plan to allow for the implementation of Riverside County's policies as they relate to adopted Multiple Species Habitat Conservation Plans when conducting review of land development applications. In particular, GPA01120 amends policies contained in the General Plan to make clear the process for implementation of the MSCHPs when a General Plan Amendment (GPA), a Zoning Ordinance Amendment (CZ), or a Lot Line Adjustment (LLA) lacks any development project proposal, is not accompanied by, or associated with, an application to subdivide or other land use development application and is therefore considered a "stand alone application." A stand alone application does not include a specific plan application. Under GPA01120 every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. In addition to the policy amendments mentioned above, changes to the text and charts contained within the body of the General Plan have been modified to be consistent with the amendments to the policies.

The policies that will be amended are contained within the Open Space Element, Chapter 5, OS 17.1, 17.2, 17.3, 17.4, 17.5 18.1. Changes to the land use designation summaries chart in the notes section relating to the Conservation Habitat Land Use Designation are proposed in each of the Area Plans, Housing Element (Chapter 8), and Land Use Element (Chapter 3). Text changes to the Open Space Element in the Multiple Species Conservation Plans and Environmentally Sensitive Lands sections, pages OS-37 to OS-40, serve to clarify the policy changes proposed and correct qualifying statements such as "proposed MSHCP" or "if the MSHCP is adopted" as that at the time of the 2003 drafting of the General Plan it was uncertain if the now adopted MSHCPs would be adopted. No effort was made to correct these qualifying statements throughout the document, as that GPA00960, the update to the General Plan, will correct these qualifying statements throughout the General Plan. A change of text is proposed within the Temescal Canyon Area Plan in the Land Use Concept section, page 17, to be consistent with the policy amendments mentioned above. Two text changes are proposed in the Land Use Element, Open Space section, pages LU-62 and LU-63, to be consistent with the policy amendments mentioned above. All the above changes can be founded as exhibits attached to the staff report.

A. Type of Project: Site Specific ☐; Countywide ☒; Community ☐; Policy ☒.

B. Total Project Area: Countywide (unincorporated areas)

Residential Acres: N/A

Lots: N/A

Units: N/A

Projected No. of Residents: N/A

Commercial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Industrial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Other: N/A

C. Assessor's Parcel No(s): All APN's within Riverside County

D. Street References: All Publicly maintained streets within Riverside County

E. Section, Township & Range Description or reference/attach a Legal Description: "Varies Countywide"

F. Brief description of the existing environmental setting of the project site and its surroundings: Varies Countywide

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS: Varies Countywide

A. General Plan Elements/Policies:

1. **Land Use:** Varies Countywide

2. **Circulation:** Varies Countywide

3. **Multipurpose Open Space:** Varies Countywide

4. **Safety:** Varies Countywide

5. **Noise:** Varies Countywide

6. **Housing:** Varies Countywide

7. **Air Quality:** Varies Countywide

B. General Plan Area Plan(s): Varies Countywide

C. Foundation Component(s): Varies Countywide

D. Land Use Designation(s): Varies Countywide

E. Overlay(s), if any: Varies Countywide

F. Policy Area(s), if any: Varies Countywide

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Varies Countywide

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Varies Countywide

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Varies Countywide

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

October 23, 2013

Date

Larry Ross, Principal Planner
Printed Name

For Carolyn Syms Luna,
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

☐☐☐☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development..

Mitigation: None Required

Monitoring: None Required

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

☐☐☐☒

b) Expose residential property to unacceptable light levels?

☐☐☐☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ ☐ ☐ ☒

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

☐ ☐ ☐ ☒

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

☐ ☐ ☐ ☒

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

☐ ☐ ☐ ☒

b) Result in the loss of forest land or conversion of forest land to non-forest use?

☐ ☐ ☐ ☒

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

AIR QUALITY Would the project

6. Air Quality Impacts

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan,

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

potential impact area?

Source: RCIP and CEQA, Article 11, Section 15169

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

☐
☐
☐
☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

☐ ☐ ☐ ☒

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

12. Liquefaction Potential Zone

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐
☐
☐
☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

☐
☐
☐
☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

☐
☐
☐
☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

☐
☐
☐
☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial risks to life or property?				
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

20. Wind Erosion and Blowsand from project either on or off site.

☐ ☐ ☐ ☒

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use Commission?

☐ ☐ ☐ ☒

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐
☐
☐
☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐ ☐ ☐ ☒

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☐ ☒

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☐ ☒

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☐ ☒

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐ ☒

g) Otherwise substantially degrade water quality?

☐ ☐ ☐ ☒

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

☐
☐
☐
☒

b) Changes in absorption rates or the rate and amount of surface runoff?

☐
☐
☐
☒

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

☐
☐
☐
☒

d) Changes in the amount of surface water in any water body?

☐
☐
☐
☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

☐
☐
☐
☒

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐
☐
☐
☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Mitigation: None Required

Monitoring: None Required

28. Planning

a) Be consistent with the site's existing or proposed zoning?

☐ ☐ ☐ ☒

b) Be compatible with existing surrounding zoning?

☐ ☐ ☐ ☒

c) Be compatible with existing and planned surrounding land uses?

☐ ☐ ☐ ☒

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

☐ ☐ ☐ ☒

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral

☐ ☐ ☐ ☒